

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

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Supervising Planner

LAURIE SOBEL
Senior Environmental Planner

MINUTES
MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD
Meeting of September 10, 2014
8:00 p.m.
Held at the Cranbury Township Municipal Building

ATTENDANCE:

Voting Members:

Alan Danser
Jim Giamarese
Robert Von Thun
Thomas Mancuso
Rodger Jany

Staff:

George Ververides
Mirah Becker
Laurie Sobel
Barbara Koonz, Esq.

I. Notification of Adequate Public Meeting Notice

Mr. Danser called the meeting of the Middlesex County Agriculture Development Board to order at 8:00 p.m. Ms. Sobel stated that the meeting had been properly noticed according to the Open Public Meetings Act and all notifications had been provided to all local media outlets.

II. Roll Call

Ms. Sobel called the roll as follows:

Mr. Danser	present
Mr. Riggs	not present
Mr. Giamarese	present
Mr. VonThun	present
Mr. Moskowitz	not present
Mr. Mancuso	present
Mr. Jany	present

III. Approval of Minutes of the Regular Meeting and Closed Session of July 9, 2014

The minutes of the regular meeting and Closed Session of July 9, 2014 were distributed to the members in advance of today's meeting. A motion was made by Mr. Von Thun, seconded by Mr. Danser with abstentions from Mr. Mancuso and Mr. Jany to adopt the minutes as presented.

IV. Correspondence

A. SADC Memo – SCR84 Regarding Future Preservation Funding

Ms. Sobel distributed a memo from the SADC regarding future preservation funding and bill SCR84. This bill provides for a public question to be placed on the November ballot asking voters to consider a constitutional amendment to dedicate a portion of existing State revenues to NJ's preservation programs, for farmland preservation, open space preservation, historic preservation and the purchase of flood-prone properties under the Blue Acres Program.

B. FY2016 PIG Application

Ms. Sobel stated that preparations are underway to submit the FY2016 PIG Application. Staff has contacted the municipalities to solicit additional targeted farms. Currently there are 125 targeted farms. The PIG application deadline is December 15.

C. Updated CADB Membership List

Ms. Sobel distributed an updated CADB Membership List. Any corrections should be submitted to Ms. Sobel.

D. Latest Edition of Sustainable Farming on the Urban Fringe

Ms. Sobel distributed the latest edition of Sustainable Farming on the Urban Fringe.

V. Old Business

A. Update on the Individual Farm Easement Purchase Applications

Ms. Sobel presented a report on the current status of easement purchase application as listed below:

<u>Applicant</u>	<u>Status</u>
Jesse Voight	This matter is pending in the NJ Superior Court. The matter has been postponed until September.
Roy Reinhardt	MCIA legal staff submitted a revised title binder, Deed of Easement and Affidavit of Title to the SADC for final review.
Protnick Farm	SADC granted Green Light approval on 7/2/14. At their meeting on 9/4/14, the Board of Chosen Freeholders had authorized MCIA to begin due diligence activities. RFPs for appraisal work will be released soon.

V. Old Business (continued)

A. Update on the Individual Farm Easement Purchase Applications (continued)

<u>Applicant</u>	<u>Status</u>
EJG Properties	Landowner has until 9/12/14 to respond to the CADB's offer. Staff has not heard anything from the landowner.
J,B, Heatherwood Farms	As per SADC discussions in August 2014, the landowner has revised/increased exception areas in application in order to meet the minimum tillable acreage requirement.

VI. New Business

A. Housing Replacement Request – Ms. Sallie Toscano, Rejay's Farm, Cranbury Township

Ms. Sobel indicated that during annual farm inspections, staff discovered that Ms. Toscano's home was destroyed in a fire. Ms. Toscano recently filed an official housing replacement request with the CADB. The replacement home will be smaller than the previous residence. Ms. Toscano will continue to reside in the residence. The residence will use the existing driveway. The landowner will make a decision soon as to the location of the residence. During a recent site visit, the SADC indicated that either the original location or a new location would be acceptable. The Board reviewed a location map, a photo of the proposed residence and floor plan of the home. If the request is approved by the CADB, the Board of Chosen Freeholders and SADC would also need to approve the request.

A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to authorize Ms. Toscano to replace her existing dwelling structure.

VII. Public Comment

There were no Public Comments made at this evening's meeting.

VIII. Convene a Closed Session

A motion was made by Mr. Giamarese, seconded by Mr. Von Thun and approved to convene a closed session.

IX. Reconvene the Regular Meeting

A motion as made by Mr. Giamarese, seconded by Mr. Von Thun and approved to reconvene the regular meeting.

X. Action as a Result of Closed Session

A motion was made by Mr. Giamarese, seconded by Mr. Von Thun and approved to approve counsel sending out a notification of potential violation substantial of the form that was presented in the meeting packet.

XI. Next Meeting

The next meeting was scheduled for October 8, 2014 at 8:00 p.m. at the Cranbury Township Municipal Building.

XII. Adjournment

A motion was made, seconded and approved to adjourn the meeting at 9:30 p.m.